



City of El Paso – City Plan Commission Staff Report

Case No: PZST13-00005
Application Type: Special Permit
CPC Hearing Date: April 04, 2013
Staff Planner: Arturo Rubio, (915) 541-4633, rubioax@elpasotexas.gov

Location: 7916, 8000 and 8004 Mitzie Ram Place
Legal Description: Lots 4, 5, and 6, Block 1, El Escondido Subdivision, City of El Paso, El Paso County, Texas
Acreage: 0.423
Rep District: 2
Zoning: R-4 (Residential)
Existing Use: Vacant
Request: Infill Development to allow for reduced lot area and lot width
Proposed Use: Two-family dwelling/Duplex

Property Owner: Juan and Ana Ramirez
Representative: Jose Uresti

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Single-family dwellings/Two-family dwellings
South: R-4 (Residential) / Single-family dwellings/Two-family dwellings
East: R-4 (Residential) / Two-family dwellings/ A-2/sc (Apartments/special contract)/ Multi-family dwellings
West: R-MU (Residential Mixed Use) / Vacant

The Plan for El Paso Designation: G-3, Post-War (Northeast Planning Area)

NEAREST PARK: Mountain View Park (3,437 feet)

NEAREST SCHOOL: Lee Elementary (1,425feet)

NEIGHBORHOOD ASSOCIATIONS

Mountain View Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 18, 2013. The Planning Division received one phone call in opposition to the special permit request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit and detailed site development plan review. The special permit requested is for infill development to reduce the lot size from the required 7,000 square-feet to 6,140 square-feet, and the lot width from the required 70 feet to 56.62 feet. The detailed site development plan shows three 3,881 square-foot two-family/duplex units. Access to the subject property is proposed from Mitzie Ram Place.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for Infill Development. The request is compatible to Plan El Paso Comprehensive Plan, surrounding uses and complies with section 20.04.320 Special Permit and 20.04.150 Detailed Site Development Plan requirements of the El Paso City Code.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-3 – Post War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the R-4 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

COMMENTS:

Planning Division –Transportation

No objections

City Development Department – Plan Review

Recommend Approval

City Development Department - Land Development

No objections

Fire Department

Recommend “APPROVAL” of “ Detailed Site Plan” as presented. *****NOTE ***** PZST 13-00005 In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted “Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi-family structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems. “When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments”. The Fire Planning Division has reviewed the submitted “Detailed Site Plan” as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES comply within the zoning regulations.

El Paso Water Utilities (EPWU)

1. El Paso Water Utilities (EPWU) does not object to this request.

Water:

2. There is an existing 8-inch diameter water main that extends along Mitzie Ram Pl and change to a 6-inch diameter main approximately 327-ft south from the intersection of Titanic Drive and Mitzie Ram Pl. Said main is available for service and is located approximately 7-ft east from the center line of the right-of-way.

3. Previous water pressure tests from fire hydrant # 204 located at the northeast corner of Mt Latona Drive and Atlas Avenue have yielded a static pressure of 110 (psi) pounds per square inch, a residual pressure of 90 (psi) pounds per square inch, and a discharge of 1244 (gpm) gallons per minute.

4. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by

the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

5. There is an existing 8-inch diameter sanitary sewer main extending along Mitzie Ram Pl that is available for service, the sewer main is located approximately 4 feet west from the center line of the right-of-way.

General:

6. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Sun Metro

Sun Metro does not oppose this request. Recommends the construction of sidewalks to permit pedestrian access to mass transit options.

CITY PLAN COMMISSION OPTIONS

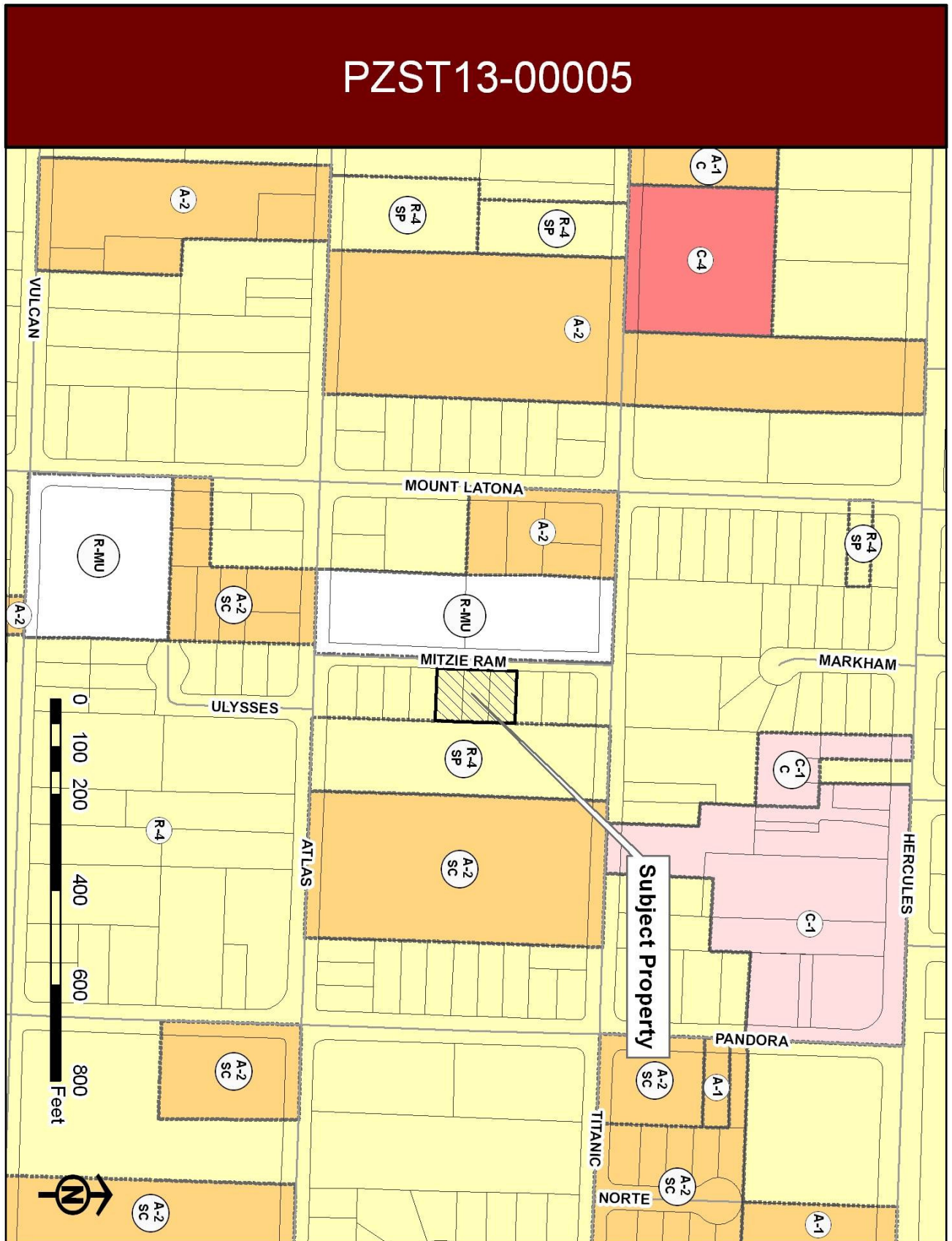
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Location Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

ATTACHMENT 1: LOCATION MAP

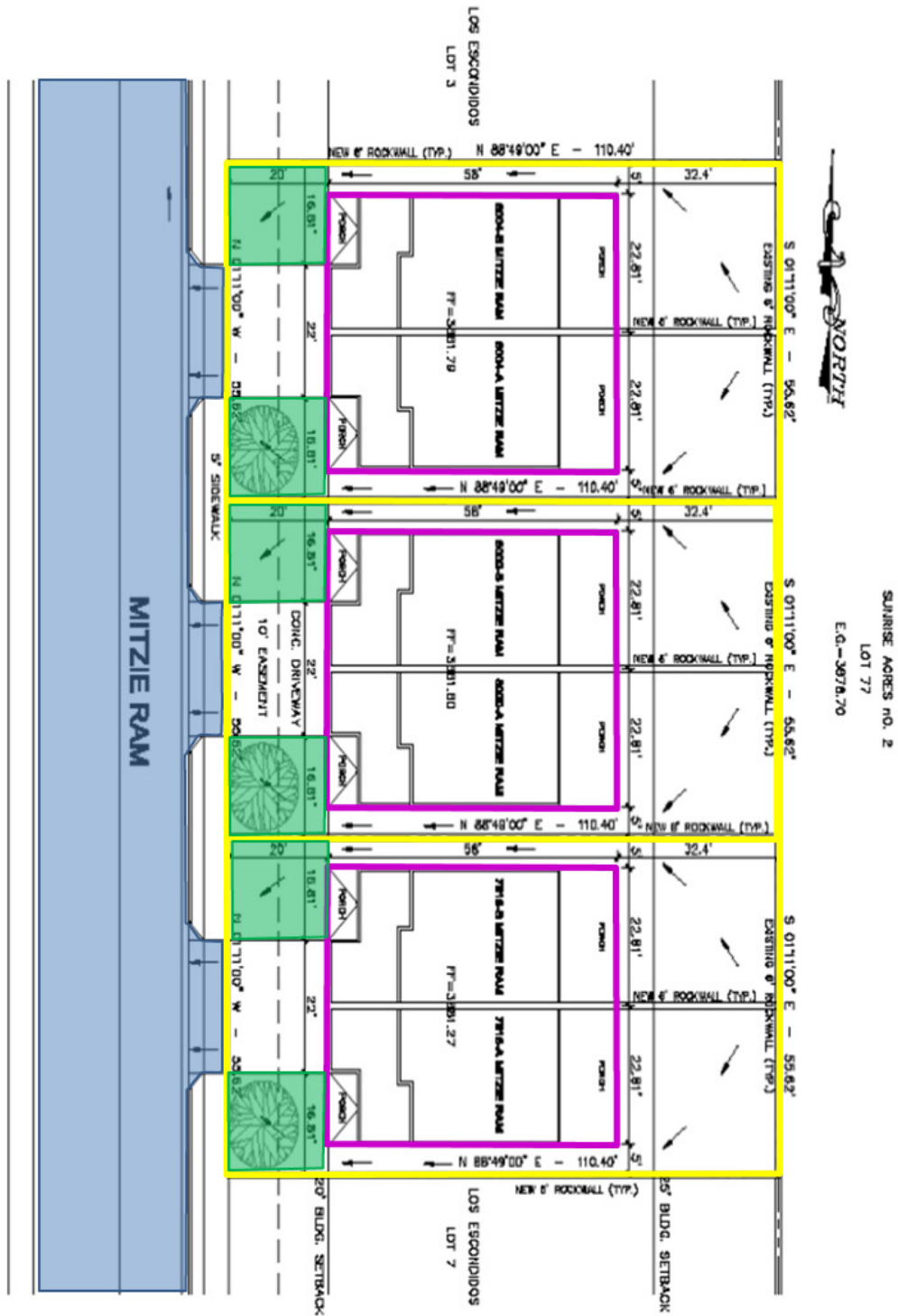


ATTACHMENT 2: AERIAL MAP

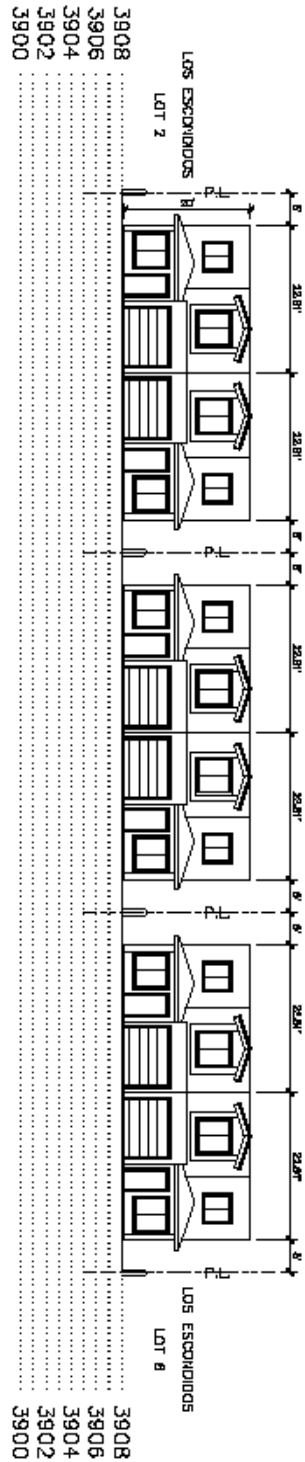
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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

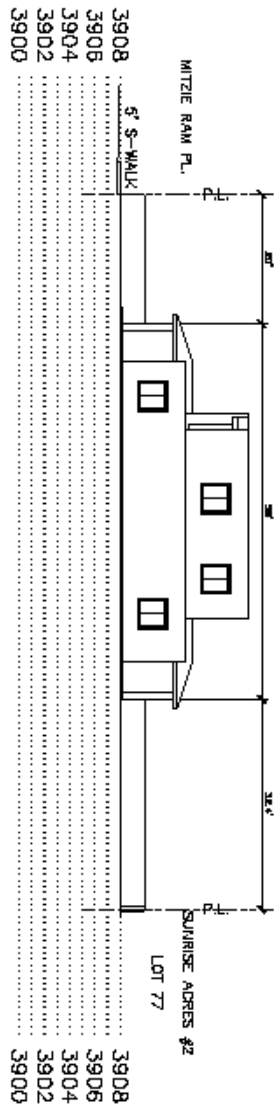


ATTACHMENT 4: ELEVATIONS



SECTION A-A:

SCALE: N.T.S.



SECTION B-B:

SCALE: N.T.S.